



CITY OF ROCKLIN
MINUTES OF REGULAR MEETINGS
OF THE
ROCKLIN CITY COUNCIL &
ROCKLIN REDEVELOPMENT AGENCY
AND
JOINT SPECIAL WORKSHOP WITH THE
PLANNING COMMISSION &
CITIZENS ADVISORY COMMITTEE

AUGUST 27, 1996

TIME: 6:30 P.M.

PLACE: Council Chambers
3970 Rocklin Road

82796

1. The Joint Workshop and Regular Meeting of the Rocklin City Council convened at 6:40 p.m. Mayor George Magnuson presiding.

The Joint Workshop and Regular Meeting of the Rocklin Redevelopment Agency convened at 6:40 p.m. Chairman George Magnuson presiding.

2. Mayor Magnuson led the Pledge of Allegiance.

3. Roll Call:

Councilmembers: Kathy Lund, Clarke Dominguez, Ken Yorde, Mayor George Magnuson
Marie Huson arrived a few minutes late.

Agency Members: Mrs. Lund, Mr. Dominguez, Mr. Yorde, Chairman Magnuson
Mrs. Huson arrived a few minutes late.

City Personnel: Carlos A. Urrutia, City Manager
Sabrina M. Thompson, Deputy City Attorney
Cindy Schaer, Economic Dev. & Housing Manager
Harlin Smith, Volunteer Firefighter
Terry Richardson, Comm. Development Director
Chris Whitty, P.D. Comm. Programs Coordinator
Gary Prince, Chief of Police
Mark Riemer, Dir. of Comm. Services & Facilities
Archie Moosakhanian, City Engineer
Sandra Davies, City Clerk

Agency Personnel: Carlos Urrutia, Executive Director
Sandra Davies, Secretary

Planning Commissioners: Lynne Sully, Fred Penney
Sherman Moore arrived a few minutes late.
Ralph Coleman and Herb Neiderberger were excused.

Citizens Redevelopment Advisory Committee:
Present: Connie Cullivan, Paul Ruhkala, Ken O'Brien
Absent: Bertie Nevarez, Dean Bender

SPECIAL WORKSHOP:

4. Rocklin Redevelopment Plan Amendment and Preliminary Report - This workshop is designed to provide an additional opportunity for early input into the proposed amendment to the Redevelopment Plan.

Cindy Schaer began by stating that this meeting is for informational purposes only, to gather input from the Agency, Council, Commission, and Committee, and that no formal action is required. She discussed the Preliminary Report and Redevelopment Plan, financing issues, and identification of specific projects with associated costs.

Steve Peck from QUAD referred to pg. 4-1 of the Preliminary Report and presented the Project Description. He addressed the following issues:

- travel-trailer park in commercial area
- difference between Preliminary Report and Redevelopment Plan
- economic blight
- cost of development
- condition of irregular parcels

He referred to the map showing blighting conditions pointing out the areas of:

- Irregular Property
- Vacant Non Urbanized Parcels
- Vacant Urbanized Parcels
- Vacant Buildings
- Poor Building Condition
- Vacant Area/Irregular Property
- Existing Project Area Boundary
- Survey Area Boundary

He then discussed the statutory findings of blight as follows:

- Unsafe or Unhealthy Buildings
- Conditions Hindering Effective Use
- Incompatible Land Use
- Irregular Lots
- Depreciated or Stagnant Properties
- Vacant Lots and Buildings

Mr. Peck addressed questions relating to:

- demolition and clearance
- emanate domain/residential
- storm drain/creek area near Sierra Meadows

He then discussed financing methods and techniques and addressed the following issues:

- tax increment allocation
- assumed growth rate of assessed valuation
- present value of tax increment
- declining price of housing in Rocklin
- achievable 5% growth rate
- developable land that is not developed
- funding levels
- economical feasibility
- exceptions and issue of clarification
- non-conforming lots in Civic Center area
- power of emanate domain/no occupied residential homes
- reserve the right of emanate domain
- percentage of rate of growth

Mayor Magnuson adjourned the Special Workshop and called for a recess at 7:43 p.m. and reconvened the regular meeting at 7:55 p.m.

AGENDA REVIEW:

5. No changes.

CONSENT CALENDAR:

Councilwoman Lund asked that item #20 be pulled off the Consent Calendar.

6. City Council & Redevelopment Agency Minutes of 8-13-96
7. Accounts Paid List of August 1-15, 1996
8. Treasurer's Report of July 31, 1996
9. Building Department Monthly Inspection Report & Monthly Report/July 1996
10. Department of Public Works' Monthly Report/July 1996
11. Fire Department Monthly Report/July 1996
12. Monthly Facility Rental Report/July 1996
13. Police Department Monthly Management Report/July 1996
14. Resolution No. 96-206 of the City Council of the City of Rocklin Accepting the Public Work Known as Sierra View Estates Units 1, 2, and 3, Approving the "Notice of Completion" Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City/Sierra View Communities

Consent Calendar continued on next page.

15. Resolution No. 96-207 of the City Council of the City of Rocklin Approving and Directing the City Manager to Execute an Improvement Agreement with Reimbursement Obligation (Buzz Oates Enterprises) (Five Star Boulevard/South Whitney Boulevard Traffic Signal)
16. Resolution No. 96-208 of the City Council of the City of Rocklin Declaring the 1985 Pelican Street Sweeper as Surplus
17. Resolution No. 96-209 of the City Council of the City of Rocklin Commending Dalen Huff for Completion of his Eagle Project
18. Resolution No. 96-210 of the City Council of the City of Rocklin Commending James Carpenter for Completion of his Eagle Project
19. Resolution No. 96-211 of the City Council of the City of Rocklin Commending Nick Armstrong for Completion of his Eagle Project
21. Resolution No. 96-212 of the City Council of the City of Rocklin Authorizing the Application for Authorizing the City Manager to Execute a Memorandum of Understanding with the Rocklin Little League (Winter League
22. Resolution No. 96-213 of the City Council of the City of Rocklin Authorizing the City Manager to Execute a Memorandum of Understanding with the Rocklin Junior Thunder Football Association
23. Resolution No. 96-214 of the City Council of the City of Rocklin Authorizing the Application for Authorizing the City Manager to Execute a Memorandum of Understanding with the Rocklin Soccer Club
24. Resolution No. 96-215 of the City Council of the City of Rocklin Authorizing the City Manager to Execute a Memorandum of Understanding with the Tri City Little League (Winter League)

Motion to approve Consent Calendar items #6-19 and #21-24 by Councilwoman Lund, seconded by Councilwoman Huson. Passed by the following roll call vote:

Ayes:	Lund, Huson, Dominguez, Yorde, Magnuson
Noes:	None
Absent:	None
Abstain:	None

20. Resolution No. 96-216 of the City Council of the City of Rocklin Establishing a Drug Free Zone at the Sunset Apartment Complex (3655 Sunset Boulevard, Rocklin, California)

Councilwoman Lund suggested that Drug Free Zones be established at the schools and requested that the schools be approached through the Gang Task Force. Council concurred.

Motion to approve by Councilwoman Lund, seconded by Councilman Yorde. Passed by the following roll call vote:

Ayes: Lund, Yorde, Dominguez, Huson, Lund
Noes: None
Absent: None
Abstain: None

CITIZENS ADDRESSING THE COUNCIL:

25. None.

PUBLIC HEARINGS:

26. Continued from 8/13/96 - Appeal of Reedy Parcel Map
Consideration of an appeal by Mr. Jim Griggs of a Planning Commission tentative parcel map (DL-96-02) condition requiring the future developer of the property to obtain access through Mr. Griggs property prior to development of the parcels. The property is located on the east side of Sierra College Boulevard approximately 700 feet north of Rocklin Road.

Mayor Magnuson opened the Public Hearing.

Steve Spain, of Terry Lowell and Associates, requested a 30 day extension of this issue. After Council discussion, Mayor Magnuson closed the Public Hearing.

Motion to continue this item to October 8, 1996 by Councilwoman Huson, seconded by Councilman Yorde. Passed by the following roll call vote:

Ayes: Huson, Yorde, Dominguez, Lund, Magnuson
Noes: None
Absent: None
Abstain: None

27. Continued from 7/9/96 - Oakrock Estates Subdivision

Resolution No. 96-217 of the City Council of the City of Rocklin Approving a Tentative Subdivision Map and a Specific Plan Use Permit (Oakrock Estates/ SD-94-04, SPU-96-02, TRE-95-08)

Terry Richardson presented the staff report explaining the entitlements and denied abandonment. He discussed the issues of having no curbs, gutters, or sidewalks at this time, street improvements relating to the trees at 2nd and C Streets, and a condition relating to noise resulting from construction activity. He mentioned the following three conditions:

- pg. 3 #3.B. relating to the street name
- pg. 7 #14 relating to noise
- pg. 10 #12.A. relating to an arborist

He addressed questions relating to the following issues:

- old quarry site and surface mining
- fill on property and soil identification
- old maps
- platform behind church/making of monuments and grave stones
- C Street was once named Quarry Street
- quarry was not in cultural resources report
- bedrock mortars in Lot A not in cultural resources report
- Condition 9.B. on pg. 8
- Condition 11 on pg. 9
- adding condition to preserve mortars and no covering up bedrock's
- reconfiguration of lot sizes
- abandonment of street
- mitigation of trees
- restriction on construction noise

Mayor Magnuson opened the Public Hearing.

Mike Clark, 5325 2nd Street, spoke to the issue of protecting the bedrock's when they fill and grade the land.

Serena Hardy, 5400 2nd Street, spoke to the issues of parking spaces, greed of developer, and reserving this area for history.

Kelly Fink, 3675 C Street, spoke to the issues of lot size and density, elimination of two story homes, increase value of homes, historic church, and sidewalks.

Mike Clark, 5325 2nd Street, asked about apartments being built in PD zone.

Dave Feiling, Par Place, spoke to the issues of construction noise, utility area behind Fairway Downs, junk and debris, and dust control.

Jerry Aplass, Engineer for the project, addressed the issues of modifications to the tentative map and grading the site with no fill in Lot A.

Gordon Havens, 4035 Kannasto Street, expressed his concerns relating to the parking spaces on Lot A.

There being no further public comments, Mayor Magnuson closed the Public Hearing.

Council discussed the following issues:

- protection of rocks
- tentative map good for 2 years plus extension to 3 years

- apartments not in PD zone
- sidewalks
- dust control
- developer loss of money
- PD zone to save outcroppings
- lot size with 2 story homes
- wood fence relating to noise (train noise)
- size of lots/13 too many for acres
- project incompatible with area
- historical significance of area
- Hardy house on state historic register
- old quarry site should be reviewed
- hearing what the citizens say
- real estate sales
- mitigation of oak trees
- sound and noise
- house designs

Motion to approve by Councilwoman Lund, seconded by Councilman Dominguez.
Passed by the following roll call vote:

Ayes: Lund, Dominguez, Magnuson
Noes: Huson, Yorde
Absent: None
Abstain: None

Mayor Magnuson called for a recess at 9:10 p.m. and reconvened the meeting at 9:25 p.m.

28. Oak Tree Ordinance Amendments

Councilman Dominguez stated that he would abstain on this item due to a possible Conflict of Interest.

- A. Resolution No. 96-218 of the City Council of the City of Rocklin
Approving a Negative Declaration of Environmental Impacts Oak Tree
Ordinance Amendments (ZOA-96-01)
- B. First Reading & Publication: Ordinance of the City Council of the City of
Rocklin Approving an Amendment to Chapter 17.77 of the Rocklin
Municipal Code Relating to Oak Tree Preservation (ZOA-96-01) per
Attachment A Ordinance and Attachment B Guidelines

Cindy Schaer presented the staff report stating that the proposed changes did not affect residential properties, only commercial and industrial properties. She mentioned the inventory of heritage oaks.

Ed Stirtz, Tree Care Incorporated, stated that he was not the K-Mart tree arborist and then addressed the following issues:

- second growth forest (stand)
- scrub oak (3 varieties)
- changes to environment of oak trees
- stump sprout
- heritage tree vs. land mark tree

Mayor Magnuson opened the Public Hearing.

Susan Field, owner of Jaspers and representing the shopping center, spoke to the following issues:

- commercial zoned Granite Drive
- 4 lane road
- unification of Rocklin at both ends of town
- survival of small businesses
- City is out of balance/needs commercial growth
- ordinance modification to invite business
- cost of developing property on Granite Drive

Sally Williams, 4823 Blaydon Road, stated that she is for development and spoke to the following issues:

- Maidu Indians/100 year old pine trees
- slow down of regeneration of oaks
- emptiness of Jolly Market complex
- cinema needed
- oaks being saved on unbuildable land
- balance growth and beauty of Rocklin
- so many empty buildings - why

Peter Jordon, representing McDonalds, stated that they are in favor of the modification of the ordinance and supports saving oak trees.

Robert -unintelligible-, 5183 Ford Road, spoke to the following issues:

- scrub oak
- second growth
- sprout growth
- ordinance out of balance
- standards valid
- incentive amendment
- inclusion of open space easement

- staff amendment too strong

Jerry Wymore, 6355 Riverside Blvd., Sacramento, stated that he is in favor of the ordinance.

Ron Conklin, 11220 Rosemary Drive, Auburn, is in favor of the ordinance.

Gordon Havens, 4035 Kannasto Street, spoke to the issues of economy, development fees, alternative 8 replacement percent, and oak preservation for the future.

Dave Feiling, spoke to the issue of oak trees relating to the Five Star development.

Clarke Dominguez, 4995 Dominguez Road, spoke to the issue of the Granite Drive Assessment District relating to his property.

Mayor Magnuson called for a recess at 11:05 p.m. and reconvened the meeting at 11:15 p.m.

Roger Grissom, 2309 Putter Court, stated that this was a well intended ordinance and spoke to the issues of maintaining heritage oaks, process of zoning land, and property purchase by the City.

Patricia Beck, 4815 Blaydon Road, spoke to the issues of economics, slow development, need to preserve ordinance, and rezoning to be business friendly.

There being no further public comments, Mayor Magnuson closed the Public Hearing.

Council discussed the following issues:

- long term vision of Granite Drive
- keeping groves of oaks
- Rocklin Town Square development
- defer fees
- staff recommendation #3
- maintaining ordinance as is
- mitigation ratio
- preservation of oaks for the future
- traffic/level of service ordinance
- offer of incentive
- eliminate scrub and second

Council took the following actions on the summary recommendations of the Planning Commission and Staff relating to the oak tree ordinance amendment:

Planning Commission & Staff recommendation #1 (same)

Delete Section 17.77.060 which requires automatic Council determination if there are more than 10 trees and over 50% are to be removed.

4 Councilmembers concurred. 1 abstained.

Planning Commission recommendation #4 and Staff recommendation #3 (same)

Defer fees if specified percentages of trees are saved (alternative 7).

4 Councilmembers concurred. 1 abstained.

Staff recommendation #2

Change mitigation ratios and percentages to lessen fee (alternative 8).

Lund, Magnuson - Yes Huson, Yorde - No Dominguez abstained.

Planning Commission recommendation #2

Leave existing mitigation ratios and percentages as is.

No vote.

Planning Commission recommendation #3

Change definition of a surveyed tree to include trees located in Open Space and Conservation (OSC) easements and exempt counting scrub oaks and second growth located in OSC easements.

Lund, Magnuson - Yes Huson, Yorde - No Dominguez abstained.

"TDBH" means trunk diameter of an oak tree at breast height, which is a point located 4-1/2 feet above the root crown.

Council concurred with the above and added the following:

TDBH of multi-trunk trees shall be calculated by including only the largest trunk, provided that trunk is 6 inches or greater in diameter at breast height.

Motion to approve Resolution No. 96-218 by Councilwoman Lund, seconded by Councilman Magnuson. Passed by the following roll call vote:

Ayes: Lund, Magnuson, Huson, Yorde

Noes: None

Absent: None

Abstain: Dominguez

Council continued the Ordinance to the next meeting.

Mayor Magnuson called for a recess at 11:57 p.m. and reconvened the meeting at 12:05 a.m.

RESOLUTIONS:

29. Continued from 8/13/96 - Community Facilities District No. 5

- A. Resolution No. 96-219 of the City Council of the City of Rocklin to Adopt Policies and Procedures for Land Secured Financing, Including Mello-Roos Districts
- B. Resolution No. 96-220 of the City Council of the City of Rocklin of Intention to Establish Community Facilities District No. 5 and to Authorize the Levy of Special Taxes Pursuant to the Mello-Roos Community Facilities Act of 1982/City of Rocklin/Community Facilities District No. 5

Motion to approve both Resolution Nos. 96-219 and 96-220 by Councilwoman Lund, seconded by Councilman Yorde. Passed by the following roll call vote:

Ayes: Lund, Yorde, Dominguez, Huson, Magnuson
Noes: None
Absent: None
Abstain: None

30. Resolution No. 96-221 of the City Council of the City of Rocklin Granting an Appeal and Approving a Conditional Use Permit (McChevron Freeway Sign/U-96-03)

Motion to approve by Councilwoman Lund, seconded by Councilman Dominguez. Passed by the following roll call vote:

Ayes: Lund, Dominguez, Huson, Magnuson
Noes: Yorde
Absent: None
Abstain: None

BID ACTION:

31. Resolution No. 96-222 of the City Council of the City of Rocklin Awarding the Bid for Striping Services to Traffic Limited

Motion to approve by Councilwoman Lund, seconded by Councilman Dominguez. Passed by the following roll call vote:

Ayes: Lund, Dominguez, Huson, Yorde, Magnuson
Noes: None
Absent: None
Abstain: None

REPORTS FROM CITY OFFICIALS:

32. Discussion: Joint Meeting PC/CC Sign Ordinance Workshop

Motion to continue this item to February by Councilwoman Lund, seconded by Councilman Dominguez. Passed by the following roll call vote:

Ayes: Lund, Dominguez, Yorde, Magnuson
Noes: Huson
Absent: None
Abstain: None

33. Discussion: Set Date for City Manager Evaluation

34. Discussion: Set Date for Transit Route Workshop

Council set September 24, 1996 at 5:30 p.m. to hear both items #33 and #34.

35. Appointment to Rocklin-Loomis Sierra College Blvd. Committee

Motion to appoint Councilwoman Lund and Mayor Magnuson to this committee by Mayor Magnuson, seconded by Councilman Dominguez. Passed by the following roll call vote:

Ayes: Magnuson, Dominguez, Huson, Lund, Yorde
Noes: None
Absent: None
Abstain: None

ANNOUNCEMENTS/BRIEF REPORTS:

36. None.

FUTURE AGENDA ITEMS:

37. Cresleigh Subdivision - September 10, 1996

REDEVELOPMENT AGENCY ACTION:

38. Report from Executive Director - No report.

ADJOURNMENT:

39. The Redevelopment Agency Meeting was adjourned at 12:15 a.m. by Chairman Magnuson.
40. The City Council Meeting was adjourned at 12:15 a.m. by Mayor Magnuson.

Sandra Davies, City Clerk

APPROVED:

George A. Magnuson, Mayor